

SUBDIVISION REVIEW SHEET

C7
/ 1

CASE NO: C8-2011-0134.1A

ZAP: April 17, 2012

SUBDIVISION NAME: ESQUEL PHASE 1 SECTION 4 FINAL PLAT

AREA: 45.845 Acres

LOTS: 82

APPLICANT: Standard Pacific of Texas, Inc.
(John Bohnen)

AGENT: LJA Engineering & Surveying, Inc.
(John A. Clark)

ADDRESS OF SUBDIVISION: Escarpment Blvd. and Estana Lane

GRIDS: A15

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the above referenced final with preliminary plan located in southwest Austin. The preliminary plan is on your agenda tonight and must be approved prior to, or concurrently with this final plat. The plat proposes 78 lots for single-family and 4 lots for water quality and drainage and associated right-of-way. The lots will take access to a new internal street that connects to Escarpment Blvd. This plat is within and was reviewed under the Bradley Parties settlement agreement. The City of Austin will provide water and wastewater service and electric will be provided by the Pedernales Electric Co-Operative. The developer will be responsible for all costs associated with any required improvements. Parkland dedication requirements have been satisfied by dedication of land with a previous subdivision.

STAFF RECOMMENDATION:

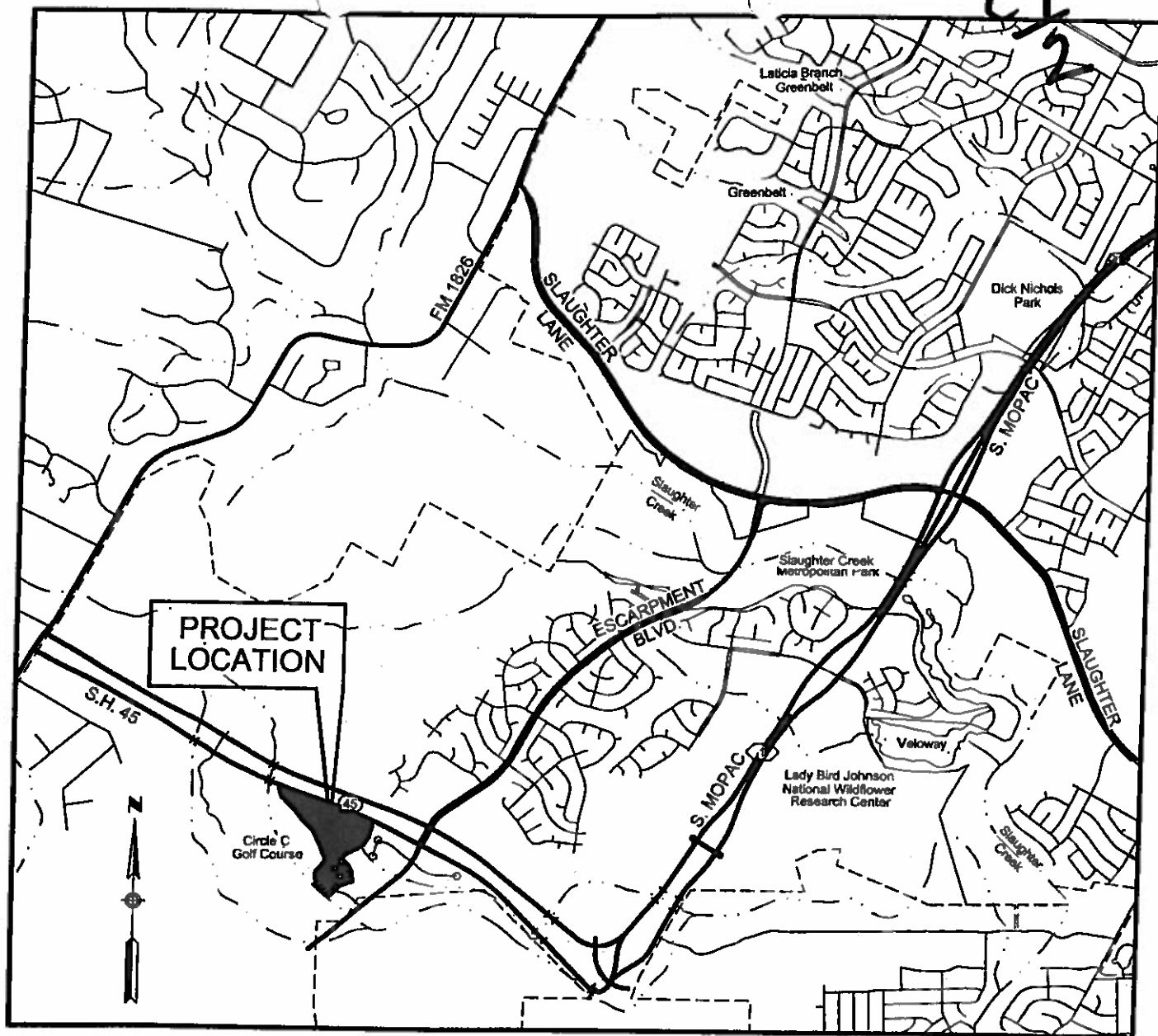
The staff recommends approval of the final with preliminary plan subject to the approval of the preliminary plan on tonight's agenda. The plat otherwise meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

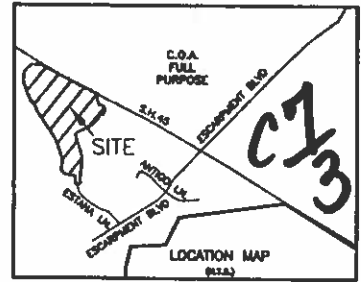
PHONE: 974-2786

C7
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LOCATION MAP
(N.T.S.)

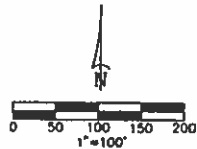
ESQUEL, PHASE 1, SECTION 4



HWY. 45
0.74 (R.O.W.)
ACRES
P. 447

SEE SHEET 3 OF 4
MATCHLINE

STATE HWY. 45
(VARIABLE WIDTH R.O.W.)
114.643 ACRES
STATE OF TEXAS
V. 11782, P. 447
R.P.R.T.C.



LEGEND

- R.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- R.A.B. RIGHT OF WAY
- () RECORD INFORMATION
- [] WATER QUALITY TEXT
- D.E. DRAINAGE EASEMENT
- P.E. PEDESTRIAN EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- W.Q.T.Z. WATER QUALITY TRANSITION ZONE
- W.Q.E. WATER QUALITY EASEMENT
- W.L.E. WATERLINE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- S.S.E. STORM SEWER EASEMENT
- BRASS DISK IN CONC. FOUND
- 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITH CAP MARKED "CARLSON, BRIGANCE & OERING 5780"
- PK NAIL FOUND
- ▲ CALCULATED POINT
- ... SIDEWALK

20.000 ACRES
WATER QUALITY AND
DRAINAGE EASEMENT
Doc. No. 200700388
O.P.R.T.C.

BLOCK "B"
LOT 48
ACCESS,
LANDSCAPE,
D.E. & W.Q.E.

1.844 ACRES
DRAINAGE EASEMENT
Doc. No. 2002004807
O.P.R.T.C.

ESQUEL,
PHASE ONE,
SECTION THREE
Doc. No. 200700388
O.P.R.T.C.

LOT 137
W.Q.E., S.S.E.
& D.E.
9.8250 ac.

ESQUEL, PHASE 1,
SECTION 4

DATE: 11/15/10	SCALE: 1" = 100'	P. 2	
DRAWN BY: JHL	DATE: MARCH 6, 2013	SHEET NO.	
DRAWING NO. 11510P1	GRID # 11010	2 OF 4	

CB-2011-0134.1A

ESQUEL, PHASE 1, SECTION 4

C7/A

STATE HWY. 45
(VARIABLE WIDTH R.O.W.)
114.043 ACRES
STATE OF TEXAS
V. 11782, P. 447
R.P.R.T.C.

MATCHLINE
SEE SHEET 2 OF 4



LEGEND

- SP.A.T.A. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.A.T.A. REAL PROPERTY RECORDS TRAVIS COUNTY
- R.O.W. RIGHT OF WAY
- () RECORD INFORMATION
- () WATER QUALITY TEXT
- E.L. DRAINAGE EASEMENT
- P.L. PEDESTRIAN EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
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- ▲ CALCULATED POINT
- ... SIDEWALK

ESQUEL, PHASE 1, SECTION 4

PROJECT NO.	11818.10	SCALE:	1" = 100'	SHEET NO.	3 OF 4
DATE	MARCH 6, 2012				
DESIGNED BY	11818P1	DATE	11/10		

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